

# Memorandum



**Date:** July 20, 2016

Agenda Item No. 4(A)

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, likely belonging to Carlos A. Gimenez.

**Subject:** Resolution for Application to Amend the Comprehensive Development Master Plan

---

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate report that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink, likely belonging to Jack Osterholt.  

---

Jack Osterholt  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** July 20, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 4(A)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☒ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(A)

07-20-16

RESOLUTION NO. \_\_\_\_\_

RESOLUTION PERTAINING TO AMB CODINA BEACON LAKES, LLC, APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN, FILED FOR CONCURRENT PROCESSING WITH A NOTICE OF PROPOSED CHANGE TO THE BEACON LAKES DEVELOPMENT OF REGIONAL IMPACT; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO AMB CODINA BEACON LAKES, LLC, APPLICATION LOCATED GENERALLY BETWEEN NW 137 AVENUE AND THE HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE AND BETWEEN NW 25 STREET AND SR 836 EXTENSION; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

**WHEREAS**, pursuant to Chapter 380.06(6), Florida Statutes, any local government comprehensive plan amendments related to a proposed development of regional impact may be initiated by a local planning agency or the developer and must be considered by the local governing body at the same time as the application for development approval; and

**WHEREAS**, the Board has provided a procedure, codified as Section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

**WHEREAS**, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in the above-referenced Florida Statutes; and

**WHEREAS**, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private applicants or by the County; and

**WHEREAS**, the AMB Codina Beacon Lakes, LLC, Application to amend the CDMP (the Application) was filed by a private applicant on April 7, 2016, in accordance with Section 2-116.1, Code of Miami-Dade County; and

**WHEREAS**, as required by Section 2-116.1, the Department issued its initial recommendations addressing the Application in a report titled "Initial Recommendations AMB Codina Beacon Lakes, LLC, Application to Amend the Comprehensive Development Master Plan," dated May 26, 2016, and kept on file with and available upon request from the Department; and

**WHEREAS**, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of the Application; and

**WHEREAS**, the Department may issue final recommendations addressing the Application if it is transmitted to the State Land Planning Agency and other state and regional agencies (reviewing agencies); and

**WHEREAS**, this Board desires to further evaluate, without prejudice, the Application to amend the CDMP filed for concurrent processing with the Notice of Proposed Change to the Beacon Lakes Development of Regional Impact, if hereby transmitted,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

**Section 2.** The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
<p>AMB Codina Beacon Lakes, LLC</p>	<p>AMB Codina Beacon Lakes, LLC/Tracy R. Slavens, Esq./Joseph G. Goldstein, Esq./Holland &amp; Knight LLP</p> <p>Generally located between NW 137 Avenue and the Homestead Extension of the Florida Turnpike, and between NW 25 Street and SR 836 Extension.</p> <p>Southwest Parcel: NE corner of NW 137 Avenue and NW 12 Street within the existing DRI; East Parcel: NW corner of the Homestead Extension of the Florida Turnpike and NW 12 Street,</p> <p>Requested Amendment to CDMP Text and Land Use Plan (LUP) Map:</p> <ol style="list-style-type: none"> <li>1. Re-designate ±48 gross acres on the Southwest Parcel on the CDMP Adopted 2020 and 2030 LUP map: from “Business and Office” to “Restricted Industrial and Office”;</li> <li>2. Re-designate ±63 gross acres on the East Parcel on the LUP map: from “Restricted Industrial and Office” to “Business and Office”; and</li> <li>3. Release an existing CDMP Declaration of Restrictions recorded in Official Records Book 27747 at Page 3899 of the Public Records of Miami-Dade County, Florida.</li> <li>4. Add the new proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners</li> </ol> <p>Standard Amendment</p>	

**Section 3.** If the instruction is to transmit, the Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

**Section 4.** If the instruction is to transmit, the Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following

one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

**Section 5.** If the instruction is to transmit, the Board declares its intention to advertise and conduct one or more public hearings in calendar year 2016 to address the AMB Codina Beacon Lakes, LLC, Application to amend the CDMP.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of July, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Dennis A. Kerbel